

JOSAM FOUNDRY
Michigan City, Laporte County, IN
Revised November 8, 2000

Site Location and Description

This site is located at 1302 U.S. Highway 12 within Michigan City's Urban Enterprise Zone.

Zip Code: 46360

Site Uses and Past Activities

The original Josam Foundry was built in the early 1900's and was used for sand mold casting operations. The Josam Corporation owned the property during its operation as a foundry. The property has been vacant since the early 1980s. The current property owner purchased the property in August 1996.

Contaminants and Impacts

A Limited Subsurface Investigation was conducted at the site in September 1997. This investigation found high levels of petroleum hydrocarbons in at least one soil sample.

Lead Agency

IDEM in conjunction with the Indiana Development Finance Authority

Community Concerns

Redevelopment of this property will greatly enhance the surrounding area, facilitating more redevelopment and increasing the local tax revenues.

Actions Taken

The City of Michigan City was awarded an Indiana Brownfields Site Assessment Grant by the Indiana Development Finance Authority in June 1998. The awarded funding was used for an assessment that was completed in 1999 and was used to investigate petroleum and other hazardous substances subsurface contamination. The Michigan City Urban Enterprise Association received a Brownfields Site Assessment Grant from the Department of Commerce in the Spring of 2000.

Reuse and Redevelopment

Once remediated, this property will be marketed as a mixed-use property. The buildings salvaged from the property will be rehabilitated and leased or sold as industrial or commercial



Brownfields Program Sites

Josam Foundry
Site # BFD 4980036

sites. Some 20 acres on the property could be readied for new construction and mixed uses.

Current Status

The State has received and reviewed the assessment reports generated from the Phase II investigation activities. Further assessment activities will be necessary to determine the extent of contamination. After this is completed, a cleanup plan can be developed.

Future Actions

IDEM will support the City in its continued efforts to develop this property by offering technical assistance when needed and helping to locate needed monies to continue the effort. The City is expected to submit an application for a Brownfields Low-Interest Loan by January of 2001 to fund the additional assessment activities and necessary cleanup.

Cost Estimates

Amount of grant awarded: \$50,000

For More Information

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